

Palm Beach County Department of Economic Sustainability

SUSTAINABILITY FOCUS



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Medical Records Headquarters Opens in Pahokee

EHR Tech LLC has opened its headquarters on Bacom Point Road in downtown Pahokee. The company was formed by a group of Florida physicians who developed a medical record keeping software system in response to a federally-mandated integrated record system for the medical profession. EHR's team will install their system for medical customers and operate it through their server. Florida will serve as the pilot for what they hope to become a national system.

The company received \$758,000 in loan assistance from Palm Beach County through the HUD Section 108 Loan Program and the USDA Rural Development Loan Program to acquire and renovate an existing structure, and to purchase equipment and provide working capital.

The project is expected to create 31 full time jobs within five years and brings a high-tech industry to the Pahokee community.



Looking for the best site for your business relocation or expansion? Our real-time, award-winning research tool will help you. <http://maps.co.palm-beach.fl.us/edo>

- *The site has been visited more than 5,000 times in the past year.*
- *See new updated pictometry tools, layers for county-assisted residential and non-residential projects, and expanded Census indicators.*



Jupiter Courtyard Marriott Opens in Abacoa

Main Street in Abacoa has a beautiful new addition. The **Jupiter Courtyard Marriott Hotel** opened for business on June 5. The \$20 Million project was assisted by a \$2.3 Million loan through Palm Beach County's Section 108 Loan Program.

The hotel is in a prime location directly across the street from Roger Dean Stadium and security giant G4S, and within a short walk to Scripps and Max Planck research institutes and Florida Atlantic University's honors campus.

Serving both business and leisure travelers, the 128-room Marriott is anticipated to also increase business to neighboring merchants and restaurants in the Abacoa town center.

A grand opening ceremony is scheduled in August.



Biotest Plasma Center Opens in Royal Palm Beach

Biotest Pharmaceuticals Corporation, a manufacturer of pharmaceutical and biotherapeutic products with a specialization in immunology based in Boca Raton, recently announced the opening of their new plasma collection center in Royal Palm Beach.

The company was assisted in 2008 through the County's Job Growth Incentive Program in order to increase their capacity for plasma protein production by reconfiguring and renovating their manufacturing facility in Boca Raton. Under their contract with the County, Biotest created 52 jobs over a period of three years.

The new plasma collection center will serve as the company's national training and development facility.

Riviera Beach Public Market Plans Move Forward

Palm Beach County continues to support the Riviera Beach



Public Market, which is a component of the overall Riviera Beach Marina Village and will be located on Avenue C between East 12th and 13th Streets.

On June 3rd, the Board of County Commissioners approved funding of \$150,000 from the Community Development Block Grant

Program to cover architectural and engineering costs associated with the preparation of construction plans for the project.

The Market project entails the construction of a 48,000 sq ft, two story building that will house ground-floor stalls for vendors of fresh foods, local and organic products, and second-floor shops and studio space for local artisans and craftsmen. It is anticipated that 59 businesses will operate within the Market.

Regional Economic Models, Inc. analysis performed by DES projects that the project will create 284 construction jobs, 120 permanent jobs, and have a five-year economic impact of \$51 Million.

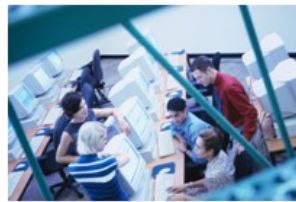
The CDBG program supports efforts to provide decent affordable housing, a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.

Legislative Notes

FEDERAL WORKFORCE LEGISLATION:

On June 25, the U.S. Senate overwhelmingly passed workforce reauthorization legislation, and the House is expected to do the same. H.B. 803, as amended, reauthorizes federal employment and training programs and funding to states and localities. The bill maintains local governance authority while adding flexibility for training opportunities to meet the needs of business and jobseekers.

The measure has been strongly supported by the National Association of Counties (NACO), and would provide the needed funding and framework for a modernized workforce development system by maintaining a local role in the system with added flexibility. As NACO reported, the bill recognizes that



local elected officials and boards play a critical role in workforce development and the overall economic health of local communities. Further, NACO reports, it would provide local boards with greater flexibility to address their workforce challenges, and would allow them to use up to 20 percent of adult workforce funding for incumbent worker and on-the-job training for occupations that are in high demand.

Additionally, the reauthorization legislation would standardize performance accountability and would reduce the size of local workforce boards from 51 to 19, while still maintaining a business-led majority, to increase the efficiency and effectiveness of local boards.

SALES AND USE TAX EXEMPTION FOR PURCHASES OF INDUSTRIAL MACHINERY AND EQUIPMENT

Effective April 30, 2014, an exemption from sales and use tax is available for purchases of industrial machinery and equipment used at a fixed location in Florida by an eligible manufacturing business that will manufacture, process, compound, or produce for sale items of tangible personal property.

For more information, go to: <http://dor.myflorida.com/dor/tips/tip13a01-06.html>



FLORIDA ENTERPRISE ZONE PROGRAM: The Florida Enterprise Zone (FEZ) Program was first established in 1982 as one of the first in the country and was subsequently revised to follow federal Empowerment Zones and Enterprise Communities programs through the FEZ Act of 1994. It offers a variety of sales and use tax credits and refunds to businesses that choose to create employment within an enterprise zone—a specific geographic area targeted for economic development. In Palm Beach County, the program is coordinated by DES and the local zone encompasses portions of the cities of West Palm Beach, Riviera Beach, Belle Glade and South Bay, with a separate zone in Pahokee. In 2012, the County achieved State approval of its zone boundary amendment adding three additional square miles including a larger portion of Belle Glade and the 850 acres designated for the future intermodal logistics center site in unincorporated Palm Beach County. The current State program is set to sunset in 2015.

Pahokee Retiree Enjoys Rebuilt Home

Ten years ago, Edward Stinson’s small wood-frame home in Pahokee suffered from major structural and fire damage, and plumbing and appliances were sorely in need of replacement.

Mr. Stinson, then 76 years old and retired, could not afford to undertake repairs on his Social Security income. However, through Palm Beach County’s Community Development Replacement Housing and

SHIP Special Needs Replacement Housing programs, the dilapidated structure was demolished and a new, two-bedroom, one-bath concrete block replacement home was constructed.

Recently, DES staff visited the home to perform a Satisfaction of Mortgage inspection. They found the neat house well cared for, with new soil and sod installed at the foundation of the home. Due to the oxidization

and shrinkage of the muck soil, which is prevalent in the Glades, additional material had been added to fill in any open spaces between the yard elevation and the home’s foundation.

Mr. Stinson, a WWII Army veteran and his wife take great pride in their home, and appreciate the housing assistance that helped them secure a quality, comfortable dwelling in which to enjoy their retirement. “We are thankful for the County’s Replacement Housing assistance and the staff who worked with us to make it all come together,” Stinson said.



County Releases Disaster Housing Strategy

Palm Beach County, through DES, in June released its annual Disaster Housing Strategy report. The intent of the strategy is to foster consensus and collaboration among community stakeholders toward building a common approach for carrying out the disaster housing mission and expediting community recovery.

The report details a framework that is consistent with the National Disaster Housing Strategy, for providing safe, sanitary, and functional temporary housing options for dis-

placed residents in order to expedite long-term community recovery in the aftermath of a disaster.

While the strategy focuses primarily on interim housing solutions for residents, one of the main goals is to ensure the integration of the strategy with other comprehensive emergency management and post-disaster plans and ordinances.

To view the entire document, go to the DES main page at

www.pbcgov.com/des and scroll down to DES Public Notices.



Impact Fee Affordable Housing Assistance Available

Palm Beach County, has announced the availability of more than \$4 million in the Impact Fee Affordable Housing Assistance Program. Program funds were derived from county impact fee investment earnings on roads, parks and public buildings to support the development of affordable owner-occupied, for-sale and

rental housing in Palm Beach County and funds awarded will assist with the payment of those specific impact fees.

Properties receiving assistance through the program must be sold or rented to households whose incomes do not exceed 120% of area median income as established by HUD.

For more information or to

request an application, contact DES.



Palm Beach County Appreciates Its Business Partners

Business
Development
Board



Palm Beach County's
Economic Development Resource



CareerSource
PALM BEACH COUNTY
Workforce Alliance



Office of Small Business Assistance
Small Business is Big Business in Palm Beach County.

BBIC



DES utilizes the nationally recognized Regional Economic Models, Inc. (REMI) program to conduct accurate and timely studies to determine a project's potential economic impact on a community. Since FY 2012, economic impact analyses performed on DES-administered projects indicate a five-year economic impact of \$5.004 Billion, and the creation of 19,484 direct and indirect jobs.



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We're on the Web: www.pbcgov.com/des

Palm Beach County's Department of Economic Sustainability is authorized by the Board of County Commissioners to administer programs for business development, housing and community initiatives.



*Palm Beach County Board of County Commissioners
Priscilla A. Taylor, Mayor, Paulette Burdick, Vice Mayor, Hal R. Valeche,
Shelley Vana, Steven L. Abrams, Mary Lou Berger, Jess R. Santamaria*